

To: Honorable Mayor and City Council

From: Chuck Winkleblack

Date: Aug 4, 2022

RE: Dayton Ave Development

We have been working on our small lot industrial development on North Dayton Ave since we were last in front of council back in April. Since then, a few things have changed regarding the subdivision design and we wanted to make sure we had your approval to continue forward with the platting process.

The changes have been a result of working with end users that want to invest in our community. The preliminary layout that was in front of you in April had thirteen lots. Our present layout has ten lots.

The RFP indicated that we were not to have lots larger than 10 acres. We have two lots that are 10.64 and 10.67 acres. We are working with an end user to build on both lots and have crafted the layout to accommodate their design as well as for efficient development.

Our original design on the South side of the South entrance road had two lots approximately 2.5 acres in size. We are now working with an end user that desires to build a 35,000 to 40,000 SF building. The circulation for trucks and customer parking resulted in combining those two lots into one.

The surgical center lot (lot 10 on the attached plat) has grown as the design of the facility has evolved.

Originally, we had 3.8 acres in an outlot in the SW corner of the subdivision for storm water detention. In order to meet the code requirements for storm water detention the size of our outlet grew to 6.27 acres.

We still have five lots on the North end of the subdivision that are 2.5 acres or less in size were spec buildings could be built on.

